



## Staff Report

### May 21, 2026 – Regional Planning Commission

**Project Name:**

Bradshaw Farms, Ph.3B  
Lots: 385-401, 483-500,  
521-538 & open space 29.

**Address:**

Vivrett Lane

**Legal Description:**

Map(s) - 072  
Parcel(s) – 043.03 & 043.07

**District:**

3 – Scott Hefner

**Applicant:**

Brian Schlader,  
Pape-Dawson

**Property Owner:**

KL LB Buy 2 LLC

**Request:**

Final Plat

**Zoning:**

RS-15 PUD

**Attachments:**

Plat Maps

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks approval for a final plat for Bradshaw Farms, Ph. 3B, including lots 385-401, 483-500, 521-538, and open space 29.

**Description/History:** The plat for Ph. 3B, includes 67 single family lots, one (1) open and will dedicate easements, and both public and private right-of-way.

**Code References:****Part A. -Subdivision Regulations****Article II. – Procedures for Plat approval**

**2-105 Final subdivision plat:** *This plat is compliant with the regulations for the subdivision of Bradshaw Farms, Ph.3B, to create 67 single family lots, one (1) open and to dedicate easement, and public and private right-of-way dedication, on the final plat.*

**Summary:** The final plat is to add 67 single family lots, one (1) open space and dedicate easements, along with public and private right-of-way. The applicant has addressed prior review comments from staff, and any outstanding issues are addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Bradshaw Farms, Ph. 3B, lots 385-401, 483-500, 521-538 and open space 29, with the following conditions:

**Conditions (by Department):****Fire Department:**

1. No Comments Received.

**Planning:**

1. Label lots 454 & 455 as critical façade lots.

**Public Works:**

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Punch list items shall be completed prior to the signing of the plat.

**WWUD:**

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances. WWUD will conduct once the property corners are marked.



**Wilson County Schools:**

1. No Comments Received.